



Eddie A. Perez  
Mayor

# One City, One Plan

## POCD 2020

Hartford's Plan of Conservation  
and Development

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Hartford Planning & Zoning Commission

# Progress To Date

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1. Planning Division & Consultant created 1<sup>st</sup> Draft.
2. 5 Theme Panels held to introduce “One City, One Plan” and elicit feedback.
3. Met with NRZs to discuss priority projects and Generalized Land Use Map.
4. Created 2<sup>nd</sup> Draft incorporating public input
5. Created Action Agenda



# What is “One City, One Plan”?

- A shared vision for Hartford’s future
- A tool to guide policies and development
- The foundation for land use regulations
- The basis for Capital Improvement Projects
- A resource for information about all of Hartford’s plans



# Our Vision:

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Hartford is a clean, safe, culturally diverse community where residents can get an excellent education and become a valuable part of the workforce.



Families and individuals can find affordable, attractive housing, both Downtown and in vibrant neighborhoods, and have access to efficient transportation.



Natural and historic resources are well-protected, and sustainability is at the forefront of all activities.



Hartford's government works with residents and the business community to leverage local investments and regional opportunities, and advance downtown's role as the region's center for commerce, culture and city living.



# What are the plan's goals?

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- Promote livable and sustainable neighborhoods
- Protect the City's natural and built environment
- Enhance mobility through transit, pedestrian and bicycle systems city-wide
- Advance downtown's role as the region's center for commerce, culture and city living
- Promote and encourage the integration of sustainable practices



# Plan Priorities

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- Jobs Development Related to Green & Sustainable Practices
- Revision of Zoning Regulations
- Multimodal Transit Facility/TIGER Plan
- Transportation Coordination Plan
- Walkability Plan
- Parks Maintenance
- Retail Marketing Taskforce
- Parking Strategy Related to Retail
- Schools and Municipal Facilities Plan
- Downtown Housing
- Green and Sustainable Practices
- Public Safety
- Historic Preservation
- “Complete” Neighborhoods



# Future Land Use Map

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## What is it for?

- Identifies the most appropriate locations for major land uses including:
  - Residential
  - Commercial
  - Mixed uses
  - Industrial
  - Institutional uses
  - Conservation and Open Space
- Forms the basis for Zoning regulations

## **Land Use:**

Provides a conceptual understanding of desired type and intensity of future development.

## **Zoning:**

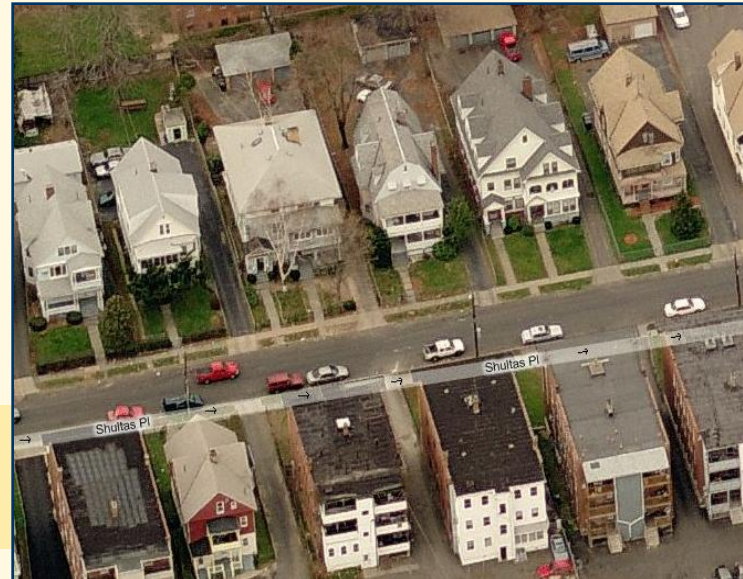
Specifically regulates density, lot dimensions, setbacks, height, open space, parking and use.



# Future Land Use Map

## Residential Use Categories:

- Low Density Residential (LDR)
  - 1 or 2 unit structures
- Medium Density Residential (MDR)
  - Up to 3 unit structures





# Future Land Use Map

## Residential Use Categories:

- Medium High Density Residential (MHDR)
  - 4-6 unit structures
- High Density Residential (HDR)
  - 6+ unit structures



# Future Land Use Map

## Mixed Use Categories:

- Neighborhood Business Mixed Use (NB)
  - Small to medium sized businesses
  - Frontage on major thoroughfares
  - Office, retail, restaurants, residential
  - Mixed side-by-side or stacked
- Commercial, Office, Residential Mixed Use (CORMU)
  - Larger scale developments
  - Adaptive reuse
  - Mixed side-by-side or stacked





# Future Land Use Map

## Mixed Use Categories:

- Central Business (CB)
  - Allows most types of commercial uses
  - Residential can be mixed or free-standing
  - Commercial parking permitted
- General Business (GB)
  - Commercial, retail & mixed uses
  - Regional shopping centers



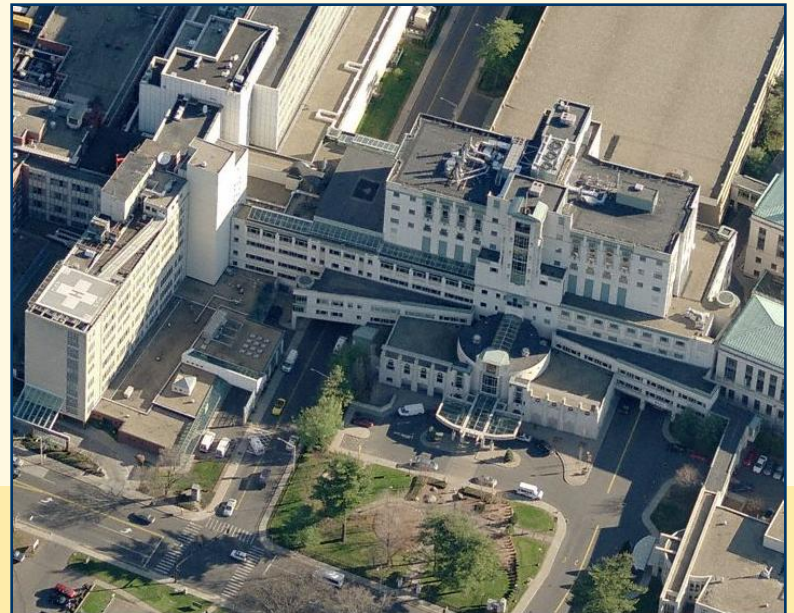
# Future Land Use Map

## Industrial Categories:

- General Industrial (I)
  - Light & heavy industrial uses

## Institutional Categories:

- Education, Public Administration, Health Care and Other Institutional (EPUB)
  - Schools/school admin buildings, Government buildings, Hospitals, medical offices, churches, community centers
  - Stand-alone residential not permitted





# Future Land Use Map

## Park & Open Space Categories:

- Green Space/ Conservation/ Recreation (GREEN)
  - Parks, cemeteries, protected land, wetlands, and conservation corridors

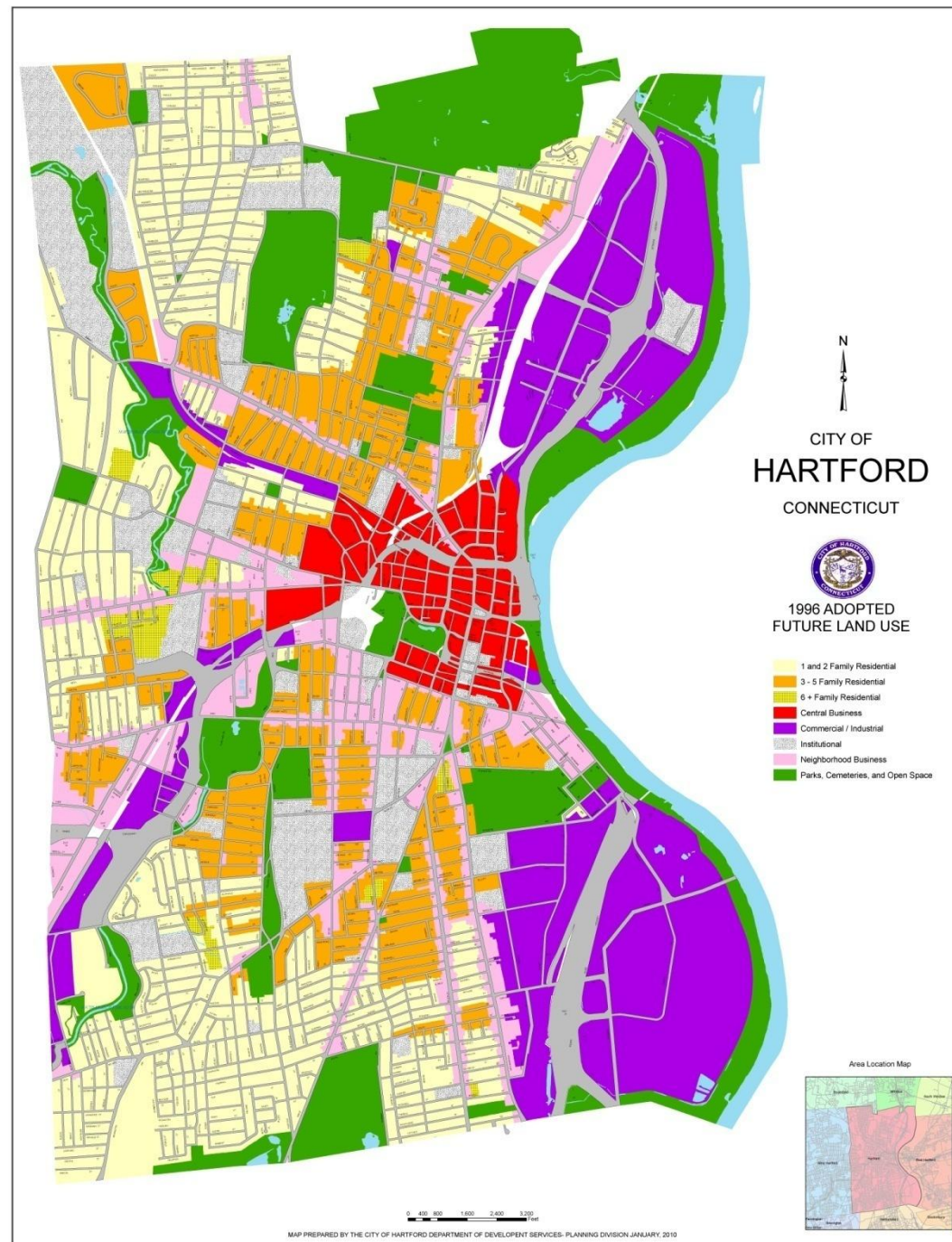


## Right of Way (ROW)

- Local roads, interstate highways, railroad corridors

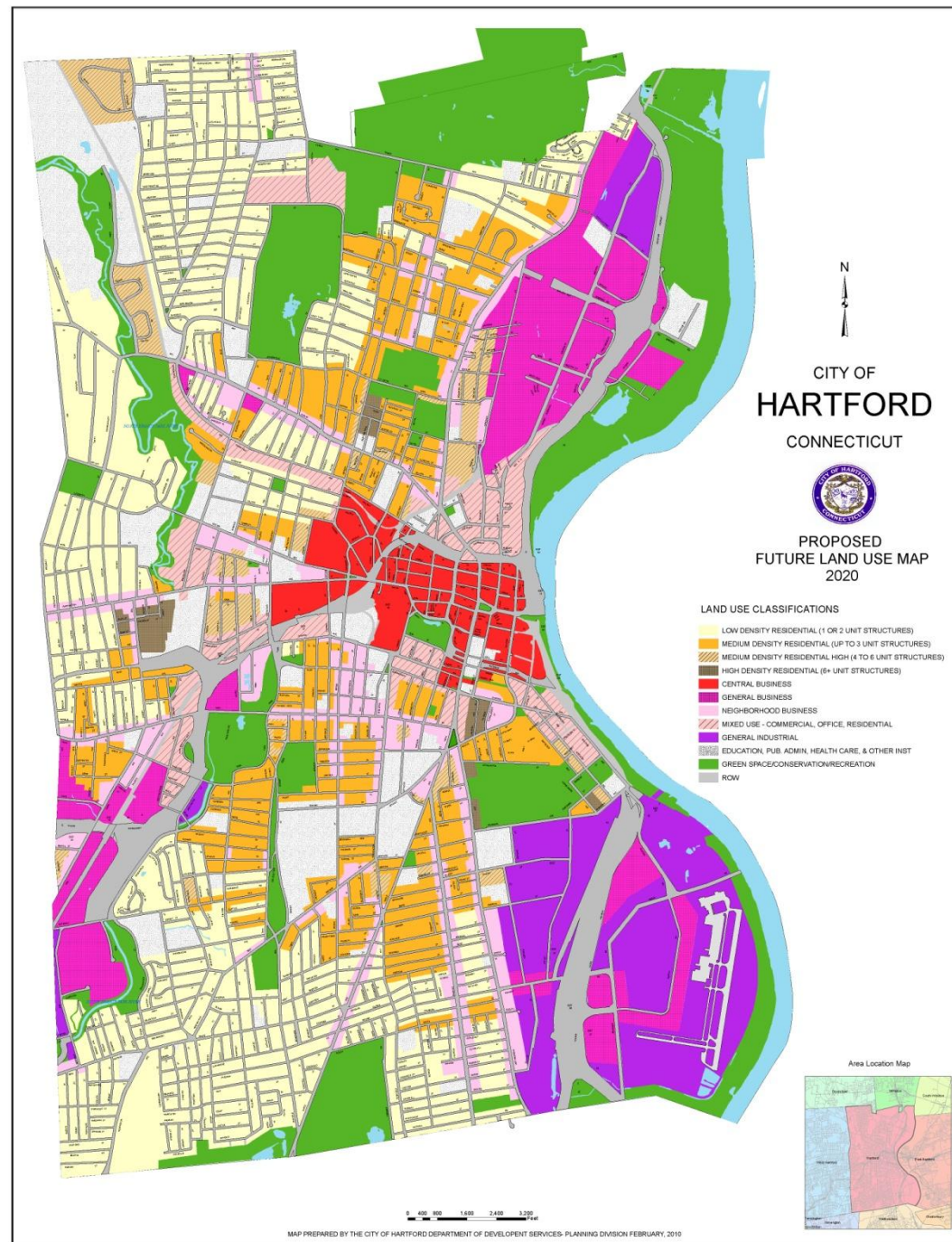


# Adopted Future Land Map (1996)





# Proposed Future Land Use Map (2020)



# Neighborhoods in “One City, One Plan”

- How are NRZ plans and other Neighborhood Plans incorporated into the POCD?
  - Action items included in “Neighborhoods” chapter
  - Action items included in “Action Agenda”
  - Capitol improvement projects illustrated on “Neighborhood Plan Improvements” map
  - Land use changes included in “Future Land Use” map

One City, One Plan

## Neighborhoods

Chapter 13



### KEY TOPICS

- Neighborhood Characteristics
- Neighborhood Revitalization Zones
- Neighborhood Plans:
  - Asylum Hill
  - Barry Square
  - Behind the Rocks
  - Blue Hills
  - Clay Arsenal
  - Frog Hollow
  - Northeast
  - Parkville
  - Sheldon/Charter Oak
  - South Downtown
  - South End
  - South Green
  - South West
  - Upper Albany
  - West End
  - North Meadows
  - South Meadows

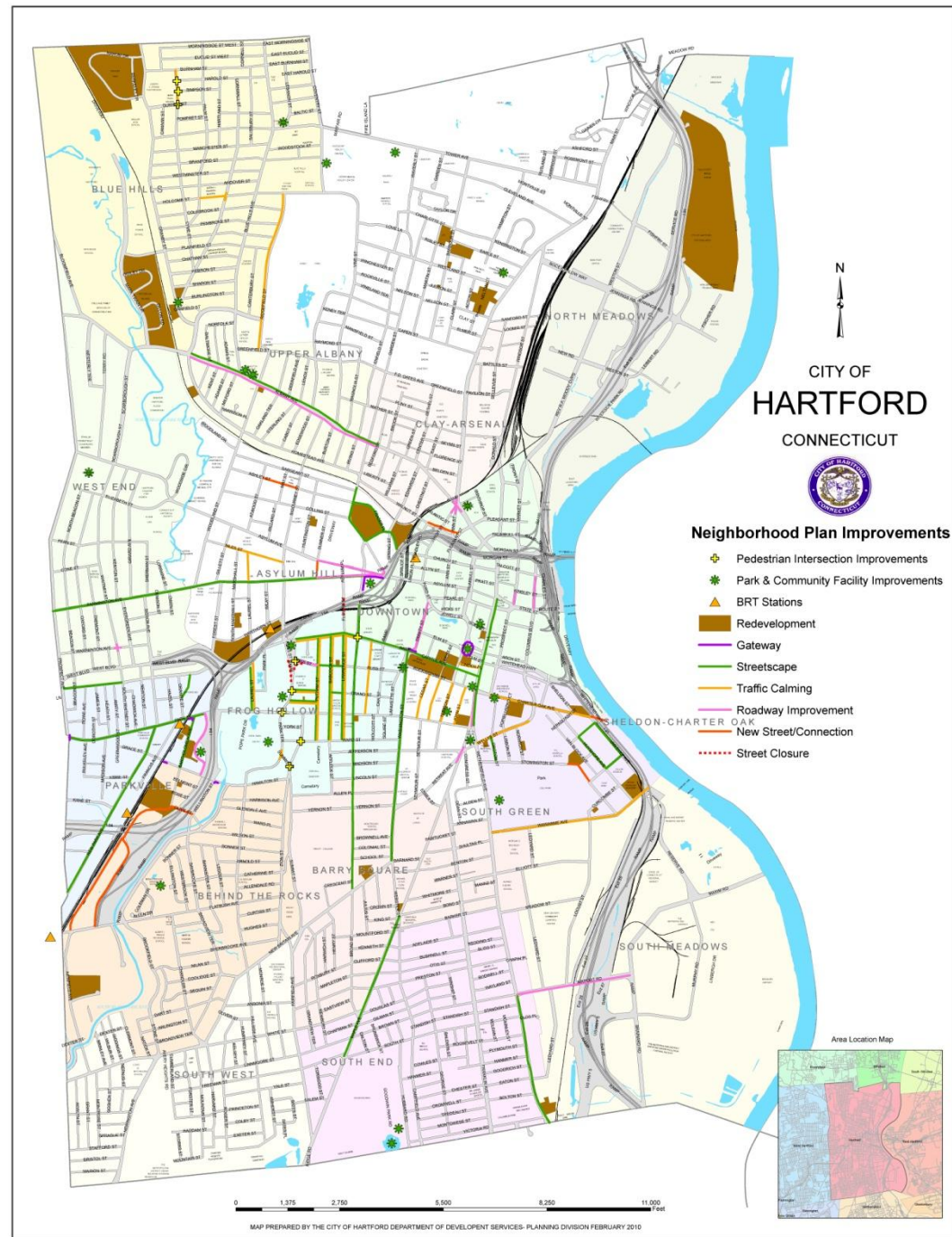


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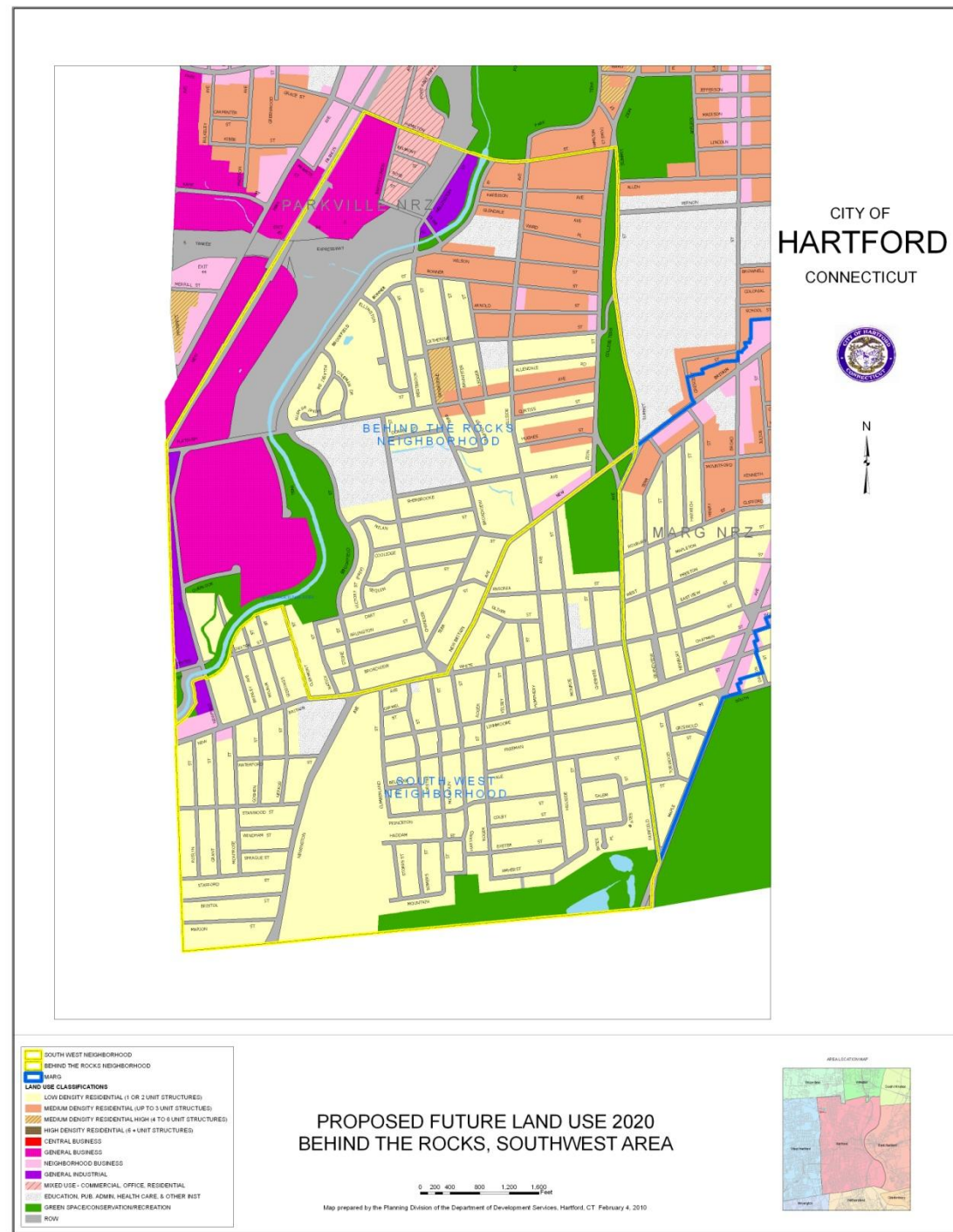


# Neighborhood Plan Improvement Map



# Behind the Rocks

- Projects:
  - Redevelop Overlook Terrace Housing
  - Complete the Park River Trail
  - Institute traffic calming
  - Study the impacts of the Bartholomew Avenue extension
  - Participate in the Safe Routes to School program
  - Enforce the anti-blight ordinance around Zion St
  - Enforce the noise ordinance
  - Encourage better property maintenance

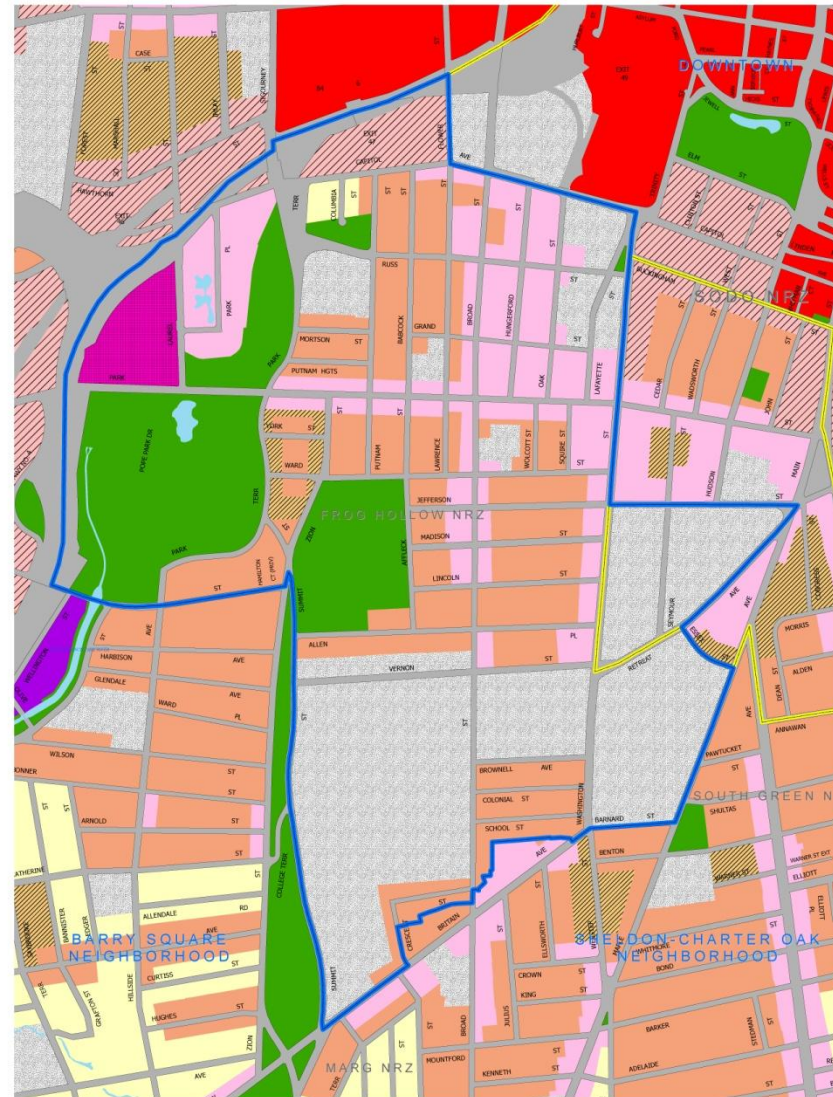




# Frog Hollow

## Projects:

- Implement traffic calming and streetscape enhancements on Capitol Avenue and other streets
- Improve pedestrian amenities including sidewalks, lighting, trees & trash receptacles
- Improve traffic circulation and streetlights
- Redevelop several small sites
- Establish a new Community Center
- Create a Merchants Association
- Promote homeownership



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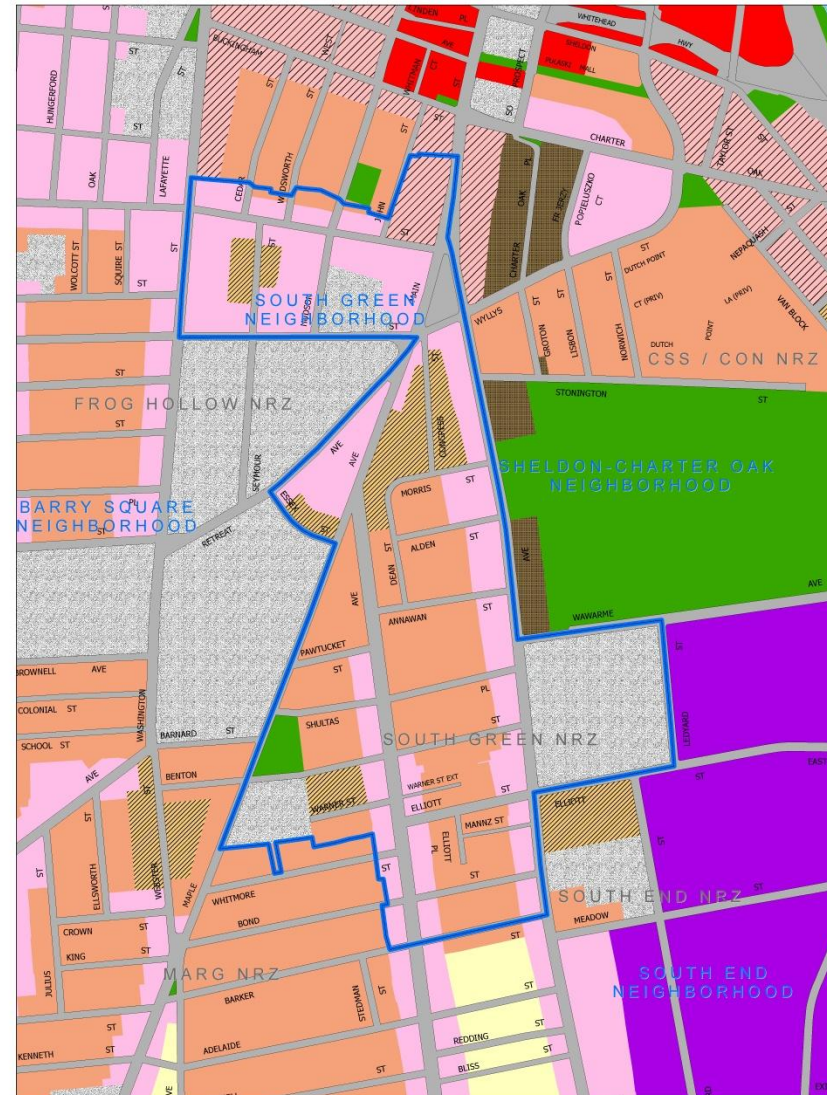
PROPOSED FUTURE LAND USE 2020  
FROG HOLLOW AREA

0 200 400 800 1,200 1,600 Feet



# South Green

- Projects:
  - Implement traffic improvements at Barnard Park
  - Make improvements to Barnard Park
  - Reconfigure the intersection of Jefferson, Main, Retreat, Maple, & Wyllys



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PROPOSED FUTURE LAND USE 2020  
SOUTH GREEN AREA

0 200 400 800 1,200 1,600 Feet

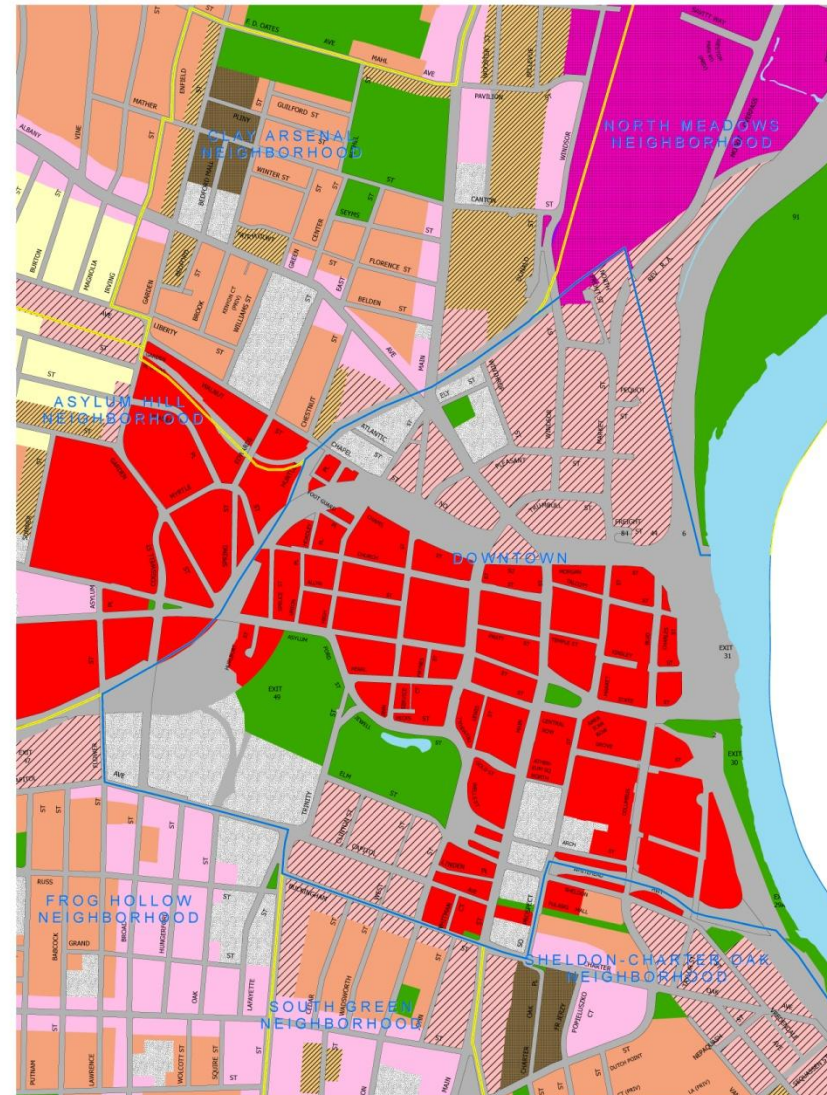




# Downtown

## Selected Projects:

- Add 4,500 new housing units
- Develop a Green Print plan for vacant & under utilized buildings and parking lots
- Reconfigure intersections: Columbus Blvd & State St and Main/Asylum/Ann/High
- Convert 1-way streets to 2-way: Columbus Blvd, Market St & Asylum Ave
- Create new road to connect Walnut & Pleasant
- Create a comprehensive parking strategy
- Create public spaces that can serve as spontaneous gathering points
- Study Main St alternate design concepts
- Implement the Downtown North Redevelopment Plan
- Develop urban design standards for Downtown North
- Implement BRT, Commuter Rail, & Union Station upgrades



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## PROPOSED FUTURE LAND USE 2020 DOWNTOWN AREA

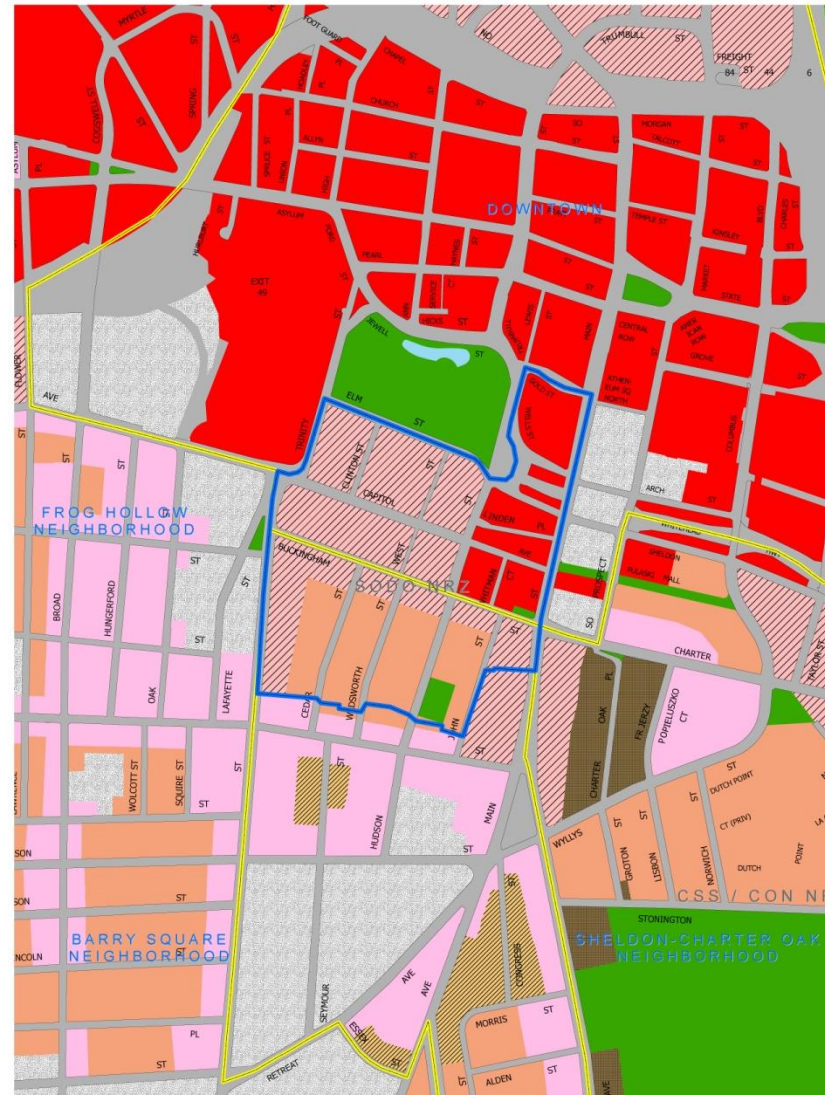
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MAP PREPARED BY THE CITY OF HARTFORD DEPARTMENT OF DEVELOPMENT SERVICES-PLANNING DIVISION FEBRUARY 11, 2010



# South Downtown

- Projects:
  - Convert surface parking lots to mixed use development
  - Construct new residential development
  - Implement the Capitol Ave Streetscape between Main & Washington Streets
  - Protect historic character
  - Foster a sense of community
  - Facilitate creation of 24/7 activity



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PROPOSED FUTURE LAND USE 2020  
SOUTH DOWNTOWN AREA

0 200 400 800 1,200 1,600 Feet





# Next Steps

- Listening Session
  - February 16
- Revisions to the Draft
- Advisory Review by City Council & CRCOG
- Formal Public Hearings by the Planning & Zoning Commission
- Final Revisions
- Adoption by the Planning & Zoning Commission - May 2010



# Thank You

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[www.hartford.gov/oneplan](http://www.hartford.gov/oneplan)